

Retail Space For Lease

Shaw Neighborhood - NW, DC



**1914 8th Street, NW
Washington, DC 20001**

Property Details:

Rent: \$50 per square foot NNN

- 1,500 - 4,328 gross square feet *
- Arts-2 Zoning (formerly C2B - Arts)
- 22 feet ft. of retail frontage
- 1 block from Shaw-Howard Metro Stop
- 4 blocks from U Street/Cardozo Metro Stop
- Adjacent to Glen's Market and The Shay (245 unit apartment community constructed in 2015)
- Tenants nearby include: Kit & Ace, Warby Parker, Bonobos, Steven Alan, Blush, Cava Mezze, Compass Coffee, Howard Theater, CVS, All Souls Bar and more.

- Delivery Expected 2nd QTR of 2017

*Measurements are approximate

Demographics

Population Summary		2016	2021	% Change	Household Summary	1 Mile	3 Mile
Total Pop.(1 mile)	92,766	101,110	+9.0%	Average Household Inc.	\$106,190	\$185,010	
Average Age	34.50			Average HH Size	1.90	2.0	
Median Home Value	\$593,310			Average HH Disposable	\$74,447	\$75,037	

[Click here for Ward 1 Online Website](#)



Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility.

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1914 8th Street, NW

Area Map



Proposed Streetscape Drawing



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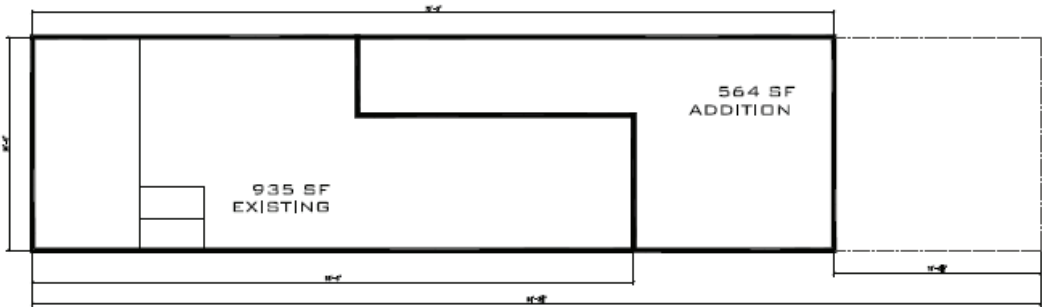
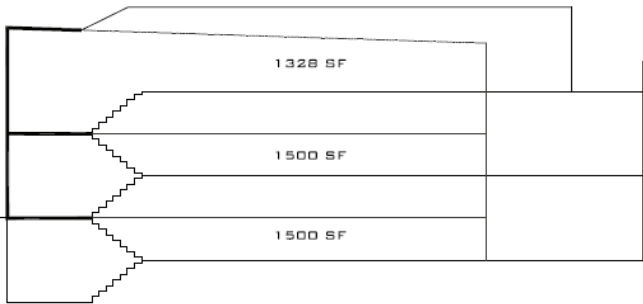
Proposed Concept Floor Plans

1914 8th Street, Optional 3 Level, 4328 sqft or 2 Levels 3000 sqft.

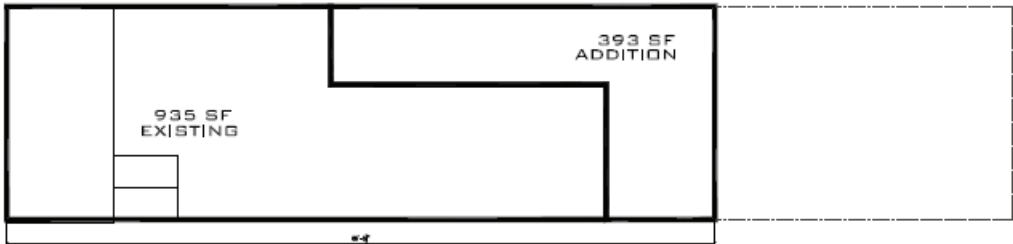


CELLAR FLOOR

Elevation View



FIRST FLOOR



SECOND FLOOR